



COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

(C1 – Regional Business District)



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INTRODUCTION

PURPOSE

These commercial design guidelines are intended to encourage sound and quality development in the City of Lafayette. The design and orientation of new buildings shall be pedestrian oriented and special streetscape improvements shall be established to create rich, and enjoyable public and private spaces. These guidelines will provide standards of development and design for C1 (Regional Business District) zoned commercial land uses in addition to the requirements of the Lafayette Code of Ordinances.

The guidelines will assist developers and builders in understanding the overall development concepts of the City of Lafayette, as well as to provide standards and guidelines for the development of projects within C1 zoned property. The application of these guidelines will provide for the mutual benefit and protection of the community and all present and future owners and lessees of C1 zoned properties in the City of Lafayette. The guidelines are designed to encourage mixed-use developments as well as attractive sites for business, offices, services (public and private) and housing. The purpose of the design guidelines is to coordinate the design approach for the different projects in the City and to ensure that the development is cohesive and coordinated not only throughout the project, but also during each individual development.

The Design Guidelines address development standards and design considerations for land uses located within C1 zoned districts; however, the developer or builder assumes the responsibility to be familiar with all the requirements of the City of Lafayette which apply to a given project.

It is not the intent of these guidelines to conflict with existing design guidelines that may have been adopted by the City, including the Downtown Architecture Standards for Old Town Urban Renewal Area adopted by the Lafayette Urban Renewal Authority. In instances where C1 zoned property is located within an Urban Renewal Area, these guidelines are intended to act as a supplement to any existing design guidelines.

The use of the words ‘shall’ and ‘should’ are utilized extensively throughout the document. When a statement includes ‘shall’ it is intended that this guideline will be complied with, to the extent possible, or that the applicant will address why the project is not able to comply with a particular guideline. In many cases, the use of the word ‘shall’, also refers to actual City of Lafayette Code of Ordinances requirements. When a statement includes ‘should’ it is the intent that the recommendation within the guideline will be taken into consideration when designing the project.

Applicability

The guidelines found in this document are geared toward large shopping center developments which include multiple users and buildings. The reality is that there are C1 zoned properties within the City that have been subdivided into individual lots that, as a single lot, would not be able to accommodate large shopping center type development. In the case of a single, C1 zoned, lot these guidelines will provide the developer with a means to utilize context sensitive design in creating a site and building which is compatible and harmonious with adjacent commercial development.

The Lafayette Development and Zoning Code, other municipal regulations, engineering standards, and other regulations contain additional provisions and requirements not included in these Design Guidelines. All commercial development within the C1 zoning district is subject to review and approval by the City of Lafayette through its Site Plan/Architectural Review process.

DEFINITIONS

The following definitions are in addition to those found in the City of Lafayette Code of Ordinances, SECTION 26-8. DEFINITIONS.

Site Planning and Development

Amenity Feature – Any item used to enhance the usability and pedestrian experience of a project, including but not limited to: Outdoor seating, public art, recreational facilities such as a clubhouse or pool, water feature, enhanced landscaping, etc.

Amenity Zone – An area along the street curb where trees, planters, furnishings and lighting are arranged. This area is typically a minimum of 5 feet in width with larger areas encouraged where it fits the pedestrian scale.

Automobile Parking Area, Parking Lot, Parking Structure – Lot or structure for temporary storage of automobiles and like vehicles which meet state inspection standards and are not for sale.

Branching Height – The typical dimension between the ground and the lowest limb of a tree.

Building Height – Vertical distance from average of the finished ground level at the center of all walls of the building to the highest point of the roof surface, not including chimneys, ventilators, pipes and smaller appurtenances.

Caliper – The diameter of the trunk of a tree measured 6 inches above the ground.

Character – A viewer's impression of the elements which make up a particular composition of the landscape, trees, buildings, space, furniture, materials and colors.

Commercial Street – A street where the primary activity is to provide goods and services to the public. An area of shops, stores, service businesses and offices.

Design Guidelines – A set of minimum guidelines, recommendations and requirements to guide the design of land developments within a given area.

Landscaping or Landscaped Area – Any combination of living plant materials including organic decorative materials such as rock mulches, provided that at least 25 percent of the landscaped area is covered by plant beds containing living plant materials or by turfgrass.

Median – A raised island of paving or planting located in the center of the street dividing the two ways of travel along a street.

Pedestrian Illumination – Human scale lighting that provides special effects in pedestrian areas along streets, in plazas, and transit stops. Typically, lighting fixtures are pole-mounted luminaries, lighted bollards or other low level light fixtures.

Scale – The proportions of elements that relate to the street, parking areas, plazas and pedestrian ways in relation to the human or automobile. Scale affects the arrangement of elements to form spaces that are comfortable for pedestrians and drivers alike.

Sidewalk – (attached) a sidewalk which is attached to the back of the street curb.
(detached) A sidewalk along the street which is not attached to the back of the street curb. Typically, detached sidewalks are separated from the curb with a tree lawn or landscaped planter area.

Streetscape – The landscape, pedestrian or other improvements within the public right-of-way. It is typically an area between the curb and right-of-way line. In some cases, it may be within easements adjacent to the right-of-way.

Street Trees – Large shade trees that line the street in a regularly spaced row. They are typically located within the tree lawn.

Tree Lawn – The area between the back of the curb and the detached sidewalk.

Xeriscape – An approach to planting design using established landscape and horticultural principals to reduce water consumption and maintenance of landscapes.

Architectural

Arcade – A roofed passageway over a pedestrian walkway.

Architectural Bay – The area between two vertical elements, usually structural supports, that is usually spaced in repetition.

Articulation – A juncture in the face of a building that generally provides relief in an otherwise flat surface.

Belt Course – Usually referred to in masonry construction as a continuous row of a pattern of masonry around the façade of a building.

Bulk – The three dimensional volume of a building.

EIFS – Exterior Insulation Finish System, or a synthetic stucco building material.

Façade – The exterior face of a building.

Fenestration – The openings (doors and windows) in a building.

Form – The three dimensional shape and structure of a building.

Hardscape – Exterior ground surface areas which are paved with some impervious material.

Human Scale – Proportions of elements that relate to the size of a human body.

Mass – The exterior form and shape of a building.

Mixed-Use – A development consisting of one (1) or more principal buildings containing, either individually or collectively, both residential and nonresidential principal uses.

Mullion – An upright dividing bar in a window or screen.

Pilaster – A pillar or column set into a wall as an ornamental relief.

Portico – A covered porch on a roof supported by columns leading to a building entry.

Reflective Glass – Glass that has a percentage of outdoor visible light reflectivity greater than 19% with a light transmission factor of less than 60%.

Reveal – A space or an indentation in the surface of a building that separated materials or is used as an accent in the field of the same material.

SECTION I - STREETS, BIKE AND PEDESTRIAN CIRCULATION

(See Section 26-20-16 of the Lafayette Code of Ordinances for additional criteria)



A. VEHICULAR CIRCULATION/PARKING

1. INTENT

- (a) The parking/access/circulation system shall provide for the safe, efficient, convenient and functional movement of multiple modes of transportation both on and off the site.
- (b) Pedestrian/bicycle/vehicle conflicts shall be minimized.
- (c) Alternate modes of transportation, including public transit, bicycles and sidewalks/trails, shall be given attention in the site design.

2. GUIDELINES

- (a) Use design elements that are visually interesting and consistent with other streetscape materials used in the overall development.
- (b) Locate pedestrian/vehicular site entries to minimize conflicts and design these entries with enhanced paving and other design techniques to differentiate the two.
- (c) Locate additional site access points as far as possible from street intersections to minimize conflicts. More than one access to a site from a public street may be permitted when the additional access will not be hazardous to the safety and operation of the street or pedestrians and when it facilitates the integration of the commercial development into the community.
- (d) Provide separate vehicular and pedestrian circulation systems with a strong emphasis on pedestrian linkages between uses. In large commercial developments, pedestrian access within parking areas, is a key consideration.
- (e) Separate parking aisles from primary vehicle circulation routes and entry drives whenever possible.

- (f) Avoid conflicts at connection points between adjacent parking lots by maintaining similar directions for travel and similar parking bay designs.
- (g) Minimum curb radii in accordance with the design and construction standards shall be applied where appropriate at public and private road intersections with pedestrian crossings to reduce pedestrian crossing distances and turning car speeds.
- (h) Provide landscape islands (19 feet long by 10 feet wide) at the ends of rows of parking stalls, and, at a minimum, at least one island within rows; the size and number of islands will vary with the size and design of the parking lot and will be reviewed at the time of Site Plan/Architectural Review.
- (i) When the opportunity exists, provide common or shared entries.

B. PASSENGER DROP-OFF AREAS

1. INTENT

- (a) Passenger drop-off areas shall be incorporated into projects to provide for safe and convenient access to building entries, where appropriate.



DROP-OFF AREA

2. GUIDELINES

- (a) Utilize Universal Design techniques where feasible to provide a separation between driveway curb-cuts and drop-off areas to minimize turning conflicts; provide a clear separation of vehicular traffic between drop-off zones and access to either a parking lot or parking structure; and design drop-off lanes so as not to obstruct traffic flow when motorists are stopped to discharge passengers.
- (b) Use scored, colored, textured and/or similar paving that is distinguishable from the travel lane at the drop off area.
- (c) Use signs to indicate "drop-off zone" or "passenger loading only".

C. SERVICE/DELIVERY, EMERGENCY AND UTILITY ACCESS

1. INTENT

- (a) Convenient and appropriate routes for all required service, emergency and utility access ways shall be easily discernible and clearly marked.
- (b) Vehicle circulation within the development shall be designed to provide safe and efficient turning movements for all anticipated service and emergency vehicles.
- (c) The design of individual parcels to accommodate truck access shall have adequate space to accommodate the turning radius of delivery trucks.

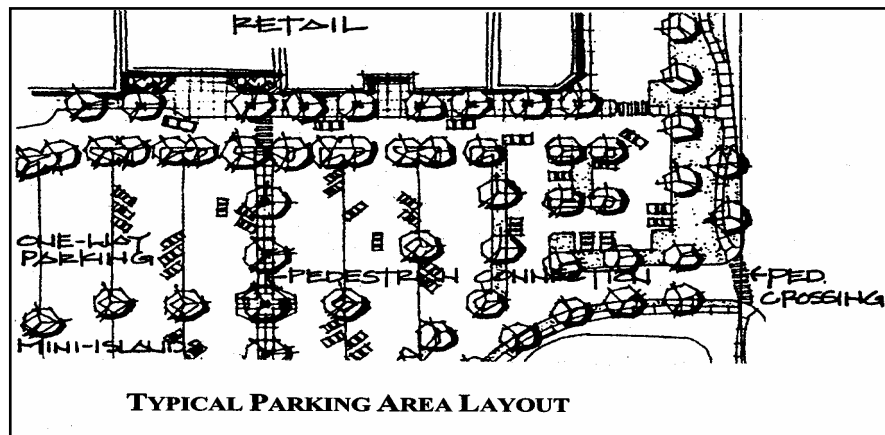
2. GUIDELINES

- (a) Meet all regulations, including the International Fire Code, in the design of emergency access to buildings.
- (b) Avoid the creation of "blind areas" that cannot be patrolled by police or security staff.
- (c) Where feasible, connect emergency routes between adjacent properties.
- (d) Provide shared service and delivery access ways between adjacent parcels and/or buildings where possible.

D. SURFACE PARKING LOTS

1. INTENT

- (a) Vehicle parking shall be provided to meet the location and quantity requirements of specific uses without undermining the function of other modes of transportation or detracting from the creation of attractive pedestrian environments.
- (b) Locate parking near residential units in small pockets rather than one large parking lot.



2. GUIDELINES

- (a) Design parking lots to avoid dead-end aisles and, where feasible, provide connections to adjacent parking aisles, roads or lots; and, where dead-end

situations are unavoidable, adequate space for unimpeded turnaround must be provided.

- (b) Separate parking areas from buildings by a decorative concrete walkway and landscaped strip. Avoid situations where parking spaces directly abut structures.
- (c) Orient parking aisles perpendicular to building entries so pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscape areas.
- (d) Design parking areas in a manner that links buildings to the street sidewalk system as an extension of the pedestrian environment. Use design features such as walkways with enhanced paving, trellises, or special landscape treatments to achieve this objective.
- (e) Divide large parking areas into a series of smaller, connected lots by using landscape buffers and other means to reduce the visual impact of large parking areas.
- (f) Provide cross-access easements between all adjacent lots and parcels in order to facilitate the flow of traffic.
- (g) Use curbed landscaped islands to designate a change in direction of parking stalls and aisles.
- (h) When opportunities exist for shared parking between different uses with staggered peak parking demand, make every effort to take advantage of this opportunity to reduce the total number of parking spaces within the development, especially in multi-tenant and mixed-use commercial centers. Cross parking easements must be recorded in the real estate records of Boulder County.

E. BICYCLE CIRCULATION AND PARKING

1. INTENT

- (a) Bicycle parking shall be located convenient to building entrances, avoiding conflicts with vehicular and pedestrian circulation. For residential uses, bicycle parking shall be provided as close to primary entrances and outdoor activity areas as possible.

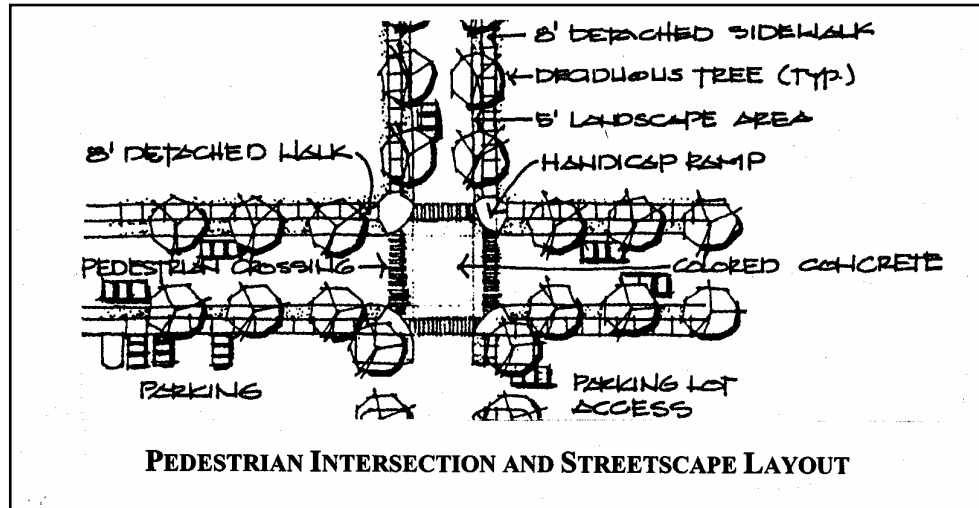
2. GUIDELINES

- (a) Off-street bicycle parking shall be furnished to encourage use of alternative transportation modes.
- (b) Bicycle paths and routes shall be designed to provide continuous circulation through the site separated from vehicle travel ways, wherever feasible.

F. PEDESTRIAN CIRCULATION

1. INTENT

- (a) Pedestrian walkways will provide connections between buildings, land use areas and adjacent existing and new development, connecting residential, office and retail/commercial areas and transit stops.



2. GUIDELINES

- (a) Continuous pedestrian walkways shall be provided to connect the public sidewalk to the principal customer entrances at each tenant space and transit stops. The drive aisle shall not be used as a pedestrian walkway.
- (b) Sidewalks shall be provided along the full length of the building along any facade abutting streets and parking areas, where practicable.
- (c) Pedestrian walkways shall be distinguished from driving surfaces through the use of durable landscape treatments and/or surface materials such as pavers, bricks, scored concrete, or similar materials.
- (d) Sidewalks and pedestrian ways shall be scaled to the use and expectations of pedestrian volumes in any given location with the minimum width of the sidewalk and pedestrian ways no less than 5 feet, and no less than 8 feet where multi-use is proposed.
- (e) Sidewalks shall connect focal areas of pedestrian activity such as transit stops, street crossings, building and store entrances, bike racks and feature adjoining landscaped areas that include trees, shrubs, lighting, signage, benches, flowerbeds, groundcovers or other similar amenities.

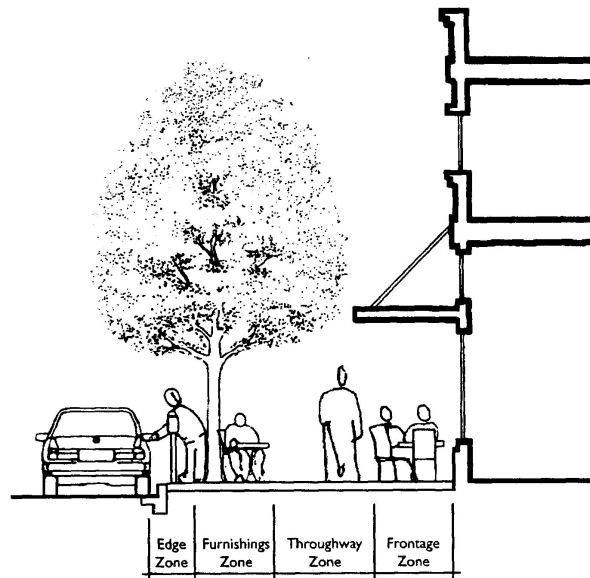
SECTION II - SITE PLANNING GUIDELINES

(See Section 26-16-7.1 of the Lafayette Code of Ordinances for additional criteria)

A. COMMUNITY SPACES AND SPECIAL FEATURES

1. INTENT

- (a) Community and public spaces shall be considered in the development of features within, such as patio/seating areas, pedestrian plaza with benches, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower, or other such focal features. The installation of public art in cooperation with the City art committee is highly encouraged. These areas shall have direct access to the citywide bicycle and pedestrian circulation system and transit stops.
- (b) Attention to streetscapes and how roadside zones interact with a commercial development shall be considered. The roadside shall contain a variety of urban design elements, including but not limited to, plazas, seating areas, transit stops and other public uses as well as street furniture, street trees and other landscape features, and public art where appropriate.



2. GUIDELINES

- (a) For any dispersed residential area, other than multi-family development at a net density of greater than 5 dwelling units/acre, amenity features will be provided in an architectural style similar to the residential buildings. A minimum of two (2) amenity features shall be provided. For residential use in a mixed use complex, amenity features may include, but are not limited to clubhouses, pools or other outdoor recreational facility for use of the residents.
- (b) Buildings and site development plans shall offer attractive environments with inviting pedestrian scale features, spaces, and amenities.

- (c) Entrances and parking lots shall be configured to be functional and inviting with walkways conveniently tied to logical destinations.
- (d) Pedestrian-ways shall be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards, and window shopping areas.
- (e) Amenities such as outdoor playground areas, kiosk areas, water features and patio seating areas, shall be considered in the development scheme.

B. BUILDING SITING AND ORIENTATION

1. INTENT

- (a) Building siting and orientation is a critical physical design element which must be considered at the outset of a project.



BUILDING SITE AND PARKING ORIENTATION

2. GUIDELINES

- (a) Primary building entries to those buildings along public or private streets shall front on the street or a courtyard/auto court.
- (b) Pedestrian paths shall connect buildings and adjacent land uses.
- (c) The impact of climatic considerations is important in this area due to the wide range of weather conditions, particularly as regards the effect of icing and snow buildup on pedestrian and vehicular access and circulation. For this reason, north-facing main entries are discouraged. Passive solar design, such as locating pedestrian areas to take advantage of solar access (south facing) will result in reduced energy consumption by maximizing the sun's potential for heating and lighting indoor or outdoor spaces.
- (d) Buildings shall be sited in such a way as to enhance relationships between buildings, promote pedestrian circulation and facilitate vehicular circulation. Ways of accomplishing this include clustering buildings to create pedestrian-oriented gathering places (plazas, for example) and positioning entries to buildings so they are easily identifiable from interior and exterior pedestrian circulation.
- (e) Encourage parking and vehicular entrances to be distributed around the building wherever possible to reduce the appearance and scale of large parking lots.

C. DRAINAGE & WATER QUALITY

1. INTENT

- (a) Site drainage shall be designed to minimize water collection near building foundations, entrances and service ramps. In addition to the City of Lafayette's storm drainage and technical criteria, the following criteria shall be followed in all commercial developments.

2. GUIDELINES

- (a) Storm water shall not drain directly into the public storm drainage system without first going through a detention pond and/or a grassy swale.
- (b) Design and maintain all privately-owned detention pond and/or grassed swales and other drainage facilities in accordance with approved practices.
- (c) Avoid hard concrete-lined channel designs. If a hard channel design is required use a more natural approach that incorporates river rock or natural rock channel lining. Hardscape features may also be appropriate to enhance drainage features where part of a park or other urban design feature.
- (d) The use of consolidated detention pond facilities is encouraged where feasible and appropriate.
- (e) Detention pond facilities shall be designed with attractive, landscape features and amenities to enhance and support the overall landscaping theme of the development. Please refer to Section 26-19-5 of the Lafayette Code of Ordinances and Best Practices/Water Wise Landscaping Manual for additional information.



- (f) Encourage the use of new detention and water quality technologies when and where appropriate.

D. SITE PREPARATION

1. INTENT

- (a) In all specific land development projects re-plant all disturbed soil and slopes with an approved grass mixture or groundcover. Prepare the soil prior to seeding.

2. GUIDELINES

- (a) Site grading designs shall be executed in such a manner to avoid drainage impacts (such as erosion and road damage), both on-site and downstream.
 - Transition grades between old and new elevations should be rolling rather than one continuous straight slope.
 - Avoid grade changes within the drip line of existing trees that are to be maintained.
 - Stockpile and protect topsoil during construction.
- (b) Erosion control is required by the State of Colorado and the City of Lafayette during construction, as well as to mitigate permanent erosion hazards. Obtain all state and local permits, as required.
- (c) Erosion control must be used to protect drainage structures, drainage ways, properties and improved streets adjacent to construction sites. Temporary erosion control measures for construction activities such as sediment traps, hay bales and silt fences must be properly placed in accordance with a grading and erosion control plan reviewed by the City of Lafayette prior to any earthmoving on site.
- (d) When soil is disturbed during construction, the owner is required to provide vegetative cover to hold the soil against the action of wind and water. Where such areas will not be permanently landscaped immediately, the owner, developer, or builder shall seed the area with a drought-tolerant grass seed mix (such as a pasture-type blend) and water until establishment.
- (e) For permanent landscapes in these conditions, grasses, shrubs and living ground covers are preferred over non-living ground covers.
- (f) When planting shrubs and groundcovers on steep slopes, biodegradable erosion control matting is to be used as slope protection during the plant establishment period (not less than 6 months).

SECTION III - ARCHITECTURAL DESIGN GUIDELINES

(See Section 26-16-7.1 of the Lafayette Code of Ordinances for additional criteria)

ARCHITECTURAL CHARACTER – Context Sensitive Design

CLIMATE

To retain a sense of Lafayette as a unique place, buildings shall be designed appropriate to Lafayette's climate. Climate conditions afford the opportunity to take significant advantage of passive and active solar energy applications. Porticos, arcades, and overhangs are appropriate ways to provide shelter from the summer sun and the winter snow. Trellises can also provide shade to pedestrian areas in the moderate times of year.



THEME

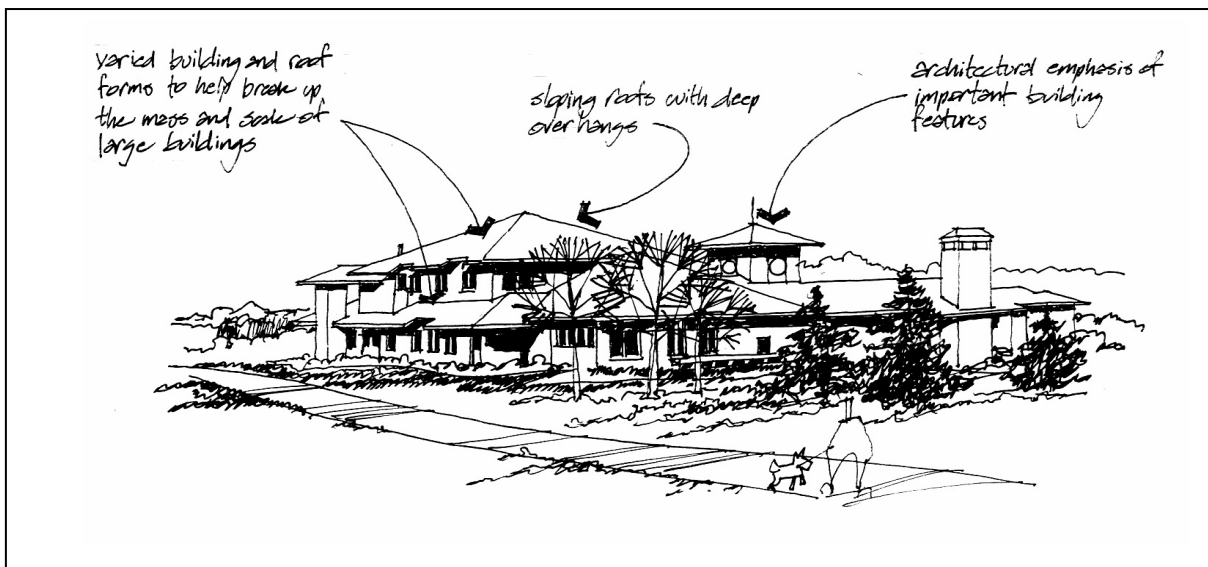
Pedestrian scale buildings, open spaces, natural materials such as stone and brick, sloping roofs, and a village atmosphere have created a recognizable character that is Lafayette. New development should take into account the design of other developments in the vicinity and specifically address in all land use applications how the proposed architecture complies with context sensitive design techniques. This is not a rigid prescription, but rather a statement of preference for buildings that resonate with the local history.



A. FORM AND SCALE: NON-RESIDENTIAL

1. INTENT

- (a) To encourage varied building form and profile within large structures or building groups that will help to break up the mass of large buildings when seen in the broad open context of Lafayette's environment.
- (b) To encourage building forms that provides human scale, interest and orientation as well as reinforces the spatial definition to public spaces.

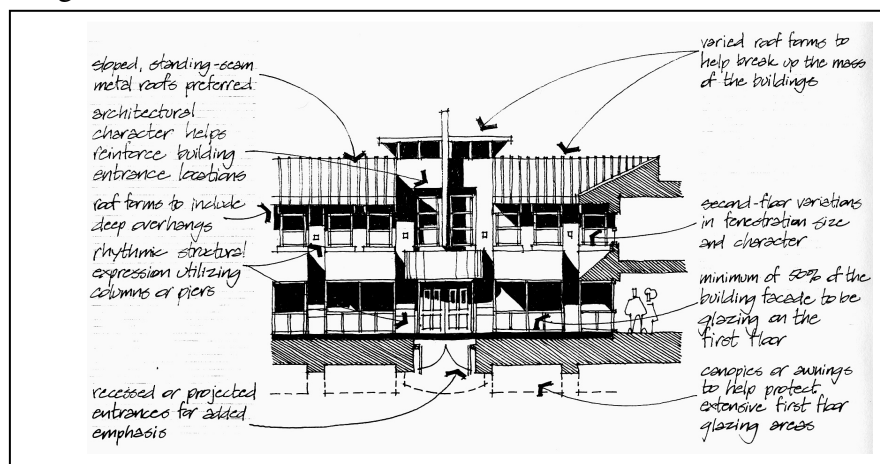


2. GUIDELINES

- (a) Recognizing that buildings will be visible from great distances, and in a context of vast open space and a mountain backdrop, buildings need to sit comfortably in this setting. The following techniques may be used to meet these objectives:
- Provide shifts in building massing, variation in height, profile and roof form, while maintaining formal relationships of building placement to public street frontage.
 - Minimize long expanses of wall at a single height or in one plane.
 - Vary floor heights to follow natural grade contours if significant variation is present.
- (b) Buildings shall be designed to provide human scale interest and variety. The following techniques should be used to meet these objectives.
- Vary the building form such as recessed or projecting bays.
 - Express architectural or structural modules and detail.
 - Diversify window size, shape or patterns that may relate to interior functions.
 - Recess windows behind the primary wall plane.
 - Emphasize building entries through projecting or recessed forms, details, color or materials.
 - Vary materials, expressed joints and details, surface relief, color to break up large building forms and wall surfaces. Such detailing could include sills, headers belt courses, reveals, pilasters, window bays and similar features.

Overall, this guideline is intended to encourage building articulation that is appropriate for the form and scale of the project and its relationship to pedestrian scale design. The aforementioned list is not intended to be the only techniques that may be utilized to accomplish an attractive building design.

- (c) Buildings shall be designed in such a way as to meet site and context design objectives, such as providing edges or enclosure to streets and open space, creating linkages and gateways, as well as framing or terminating views.
- (d) Providing human scaled architectural features is particularly important in areas where pedestrian activity is occurring or encouraged. The highest level of detail shall occur close to pedestrian areas, near streets and entries and around the ground floor.



B. ELEVATIONS, ENTRIES, AND ROOF FORMS: NON-RESIDENTIAL

1. INTENT

- (a) The quality of a building's façade has a significant effect on whether it is comfortable to walk along. The following guidelines establish the scale and visual interest necessary to support pedestrian activity.

2. GUIDELINES

- (a) Building facades adjoining or oriented towards streets and pedestrian areas shall incorporate glazing at all occupied levels.
- (b) Non-residential uses shall have windows, doors display windows or arcades that make up at least 50% of the building façades that abut streets. Medical, dental, and other uses that need more privacy should place these uses away from the street or on upper floors, or should rely on blinds or raised sills, thereby maintaining visual access to the street and an adequate level of architectural detail.
- (c) Auto-serving uses shall have windows and doors that make up at least 25% of street-facing facades. Auto service bays shall face away from the street.
- (d) All facades of a building shall be treated with the same degree of design detailing as described in this section and the previous section on Form and Scale.
- (e) Roofs
 - Roof forms with a relatively shallow pitch and overhangs characterize temperate areas like Lafayette, while steep roofs characterize cold climates with significant snow loads. Consequently, roofs with a slope of less than 8:12 and greater than 4:12 are visually and functionally more appropriate in Lafayette. Gable end roofs are more in keeping with the historic character of buildings in Lafayette. Flat roofs shall be generally avoided except with larger industrial and commercial buildings.
- (f) Entries
 - To be visible to pedestrians and cars on the street, the main entrance of a building shall face a street. Street-facing entrances may be difficult to achieve under some conditions such as when the parcel's depth precludes the building from facing the street. In these instances, main building entrances shall face a publicly accessible walkway that connects to the street.
 - Main entrances shall be a dominant and recognizable feature of the building. Smaller retail shops shall have individual entrances from the street or pedestrian way, even when these shops are part of a larger retail anchor.
- (g) Fenestration and Articulation
 - Vertical architectural features such as columns, piers and windows shall be included.

- Awnings in pedestrian developments shall be no wider than a single storefront to reinforce the scale of the pedestrian.
- (h) Transitional Spaces
 - Buildings shall be designed to include a clear and defined transition between the building and pedestrian scale activities.

C. MATERIALS: NON-RESIDENTIAL

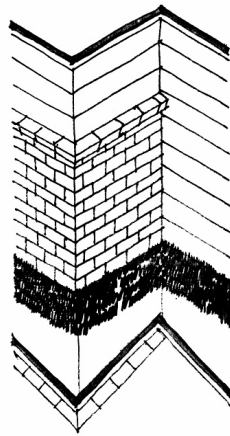
1. INTENT

- (a) To establish consistent levels of material quality and detail.
- (b) To encourage the construction of resource efficient buildings that utilize, to the extent practical, recycled, renewable, and/or reused construction materials.
- (c) To encourage materials that are complimentary to the large-scale open landscape, mountain backdrop and natural surroundings.
- (d) To provide materials of a quality and durability appropriate to the use and long term value of the development.
- (e) To incorporate scale in material quality and detail that compliments pedestrian activity and contact.
- (f) To use masonry in a manner that enhances its traditional appearance as a substantial material that provides structure, closure and detail.

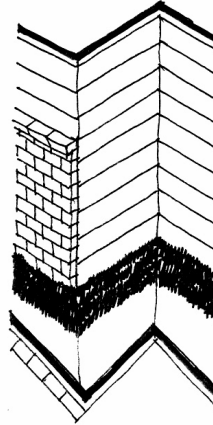
2. GUIDELINES

- (a) All primary building facades shall incorporate materials that are durable, economically maintainable and of a quality that will retain their appearance and finish over time.
- (b) Materials that shall not be used are as follows:
 - Tilt-up concrete wall systems that are primarily structural in appearance such as Twin-Ts.
 - Natural wood or wood paneling as a primary exterior wall cladding system. Durable synthetic materials with the appearance of wood may be acceptable.
 - Synthetic stucco, or EIFS (Exterior Insulating Finish Systems) as a primary exterior wall cladding system.
 - Reflective glass (exceeding a visible light reflectivity factor of .19 with a light transmittance factor of less than 60%), glass block, and obscure glass as a primary glazing material. Reflective glazing, glass block and obscure glass shall be permissible for limited detail and aesthetic effect.
- (c) High quality durable materials such as brick, stone, architectural concrete masonry units and glass shall be used in retail and commercial office developments.
- (d) The use of brick, architectural concrete masonry units and stone veneer shall adhere to the following guidelines:
 - To give buildings an authentic appearance as opposed to a veneer-like quality, material changes shall not occur at external corners. As a general practice, changes in materials shall not occur at exterior

corners; rather, they shall occur at interior corners, as a “return” of at least two feet from an external corner, or at a change in horizontal plane such as floor lines and sills.



changes in exterior materials at an inside corner are acceptable



changes in exterior materials at an outside corner are not acceptable

- Use of masonry shall be allocated to maintain an appearance of mass and closure such as continuing around an entire building base or all sides of a smaller projecting bay, rather than spread thinly across a single façade which makes its absence on other facades more evident.
 - Details such as sills, belt courses, water table courses shall be used where material transitions occur across horizontal divisions.
 - Masonry shall be used to add scale and detail through patterning and relief.
- (e) Durable materials that also provide scale and detail shall always be incorporated close to pedestrian areas, near streets and entries and around the ground floor.
- (f) Smooth-faced concrete masonry units and tilt-up concrete construction is discouraged.
- (g) Glazing within a façade that adjoins a public street, pedestrian walk or bikeway shall be generally transparent as viewed from the exterior during daylight hours.
- (h) Large walls of glass shall incorporate a variety of mullion patterns, bay dimensions, glass types or detailing to provide human scale. Glass shall recess behind the plane of the primary façade surface and prominent mullion systems. To prevent a large, monolithic appearance, flush glass walls are strongly discouraged.

D. SERVICE AND EQUIPMENT AREAS: NON-RESIDENTIAL

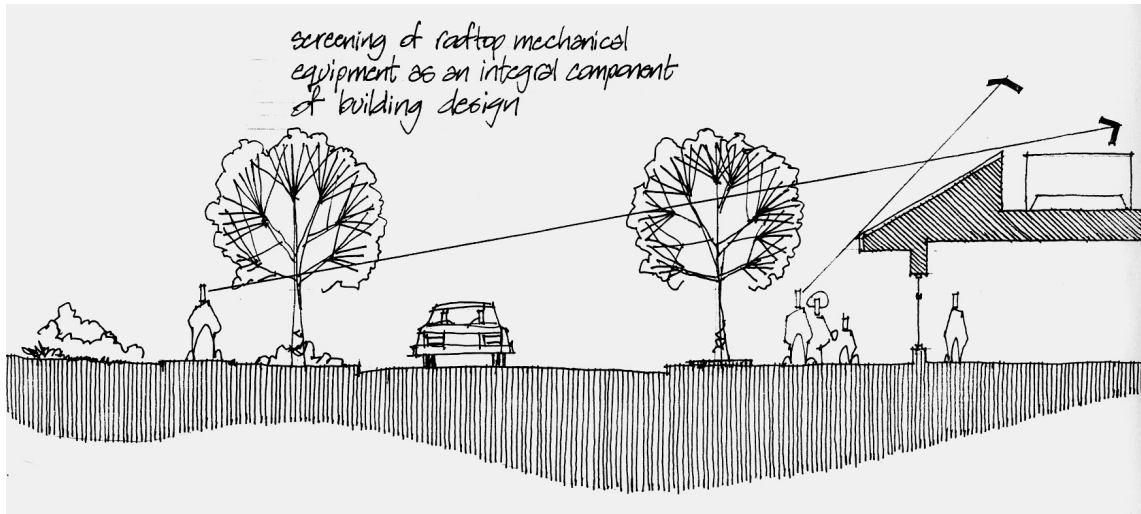
1. INTENT

- (a) To minimize the visual impacts of service and equipment areas from adjoining streets, public spaces and adjacent properties.



2. GUIDELINES

- (a) Service areas shall occur away from public streets, parks, plazas and adjoining development. Views of service areas from streets, parks, plazas, pedestrian walkways and adjoining development shall be screened. Screening enclosures shall be incorporated into the building architecture and utilize the same materials as the principal building to the greatest degree possible. Screening shall include walls or fences of a minimum height of 6 feet to provide complete screening from normal eye level on all sides where access is not needed.
- (b) Service area facades shall also incorporate the guidelines for Form and Scale from Section III(A).
- (c) Refuse storage and pick-up areas shall be combined with other service and loading areas where practicable.
- (d) Architectural screening of utility substations, including electrical transformers, shall be required, including an architectural wall at least equal to the height of the equipment to be screened from view.
- (e) Rooftop mechanical equipment, including satellite dishes and antennas, shall be screened and the screen integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain fences, screens, or boxes are not acceptable.



- (f) Buildings within a development should share service areas to the extent practicable in order to consolidate these areas.
- (g) Switch boxes, transformers, electrical and gas meters shall be screened or located out of view from the public areas. All utilities and their connections shall be underground where permitted by the utility provider and other regulations.

E. FORM AND SCALE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. INTENT

- (a) To ensure that multi-family residences contribute to the pedestrian oriented intent of these guidelines.
- (b) To ensure that the form and scale of multi-family residential architecture reinforces the desired character of streets and landscaped areas.
- (c) To encourage building forms that provide human scale and orientation.

2. GUIDELINES

- (a) Buildings shall be designed to provide human scale, interest and variety. The following techniques may be used to meet this objective:
 - Variation in the building form related to the scale of individual dwelling units or rooms such as recessed or projecting bays, shifts in massing or distinct roof shapes.
 - Harmonious selection of window size, shape or patterns that relate to interior functions.
 - Emphasis of building entries through projecting or recessed forms detail, color or materials.
 - Variations of material, material modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays or similar features.

- (b) Portions of buildings including garages that are functionally limited from including significant window areas shall either be oriented away from public streets or shall make extensive use of the scaling methods defined above.
- (c) The massing, materials and details of garages and carports shall either be integrated into the primary building form or should be complimentary to the primary buildings.
- (d) Building forms and facades shall provide an awareness of the activity within the buildings through frequent doors and windows oriented toward public streets and landscaped areas. Visibility of public spaces from within residences should contribute to the sense of community safety. Ground floor residences that adjoin a public street or landscaped area shall provide direct resident access to the public street or landscaped area.
- (e) Variations of massing, fenestration, materials, color and detail shall be combined and interrelated to create effective expressions of human scale. The highest level of detail shall occur adjacent to areas of pedestrian activity.



- (f) Garages, carports and service areas shall be screened from on-site residential and recreation areas to the greatest degree practicable. If separate from the primary residential buildings, they shall be broken up into small structures that relate to the scale and location of individual residential units.
- (g) Buildings within a development should share service areas to the extent possible.

F. FACADES AND ROOF FORM: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. INTENT

- (a) To ensure that multi-family residential buildings have entrances and windows that contribute to the public streetscape.
- (b) To ensure that the architecture of a development fits into the character of Lafayette.

2. GUIDELINES

- (a) Building facades adjoining or oriented towards streets and pedestrian areas shall have windows to provide “eyes on the street” surveillance, the largest window or group of windows of at least one of the following rooms shall view the street: living room, dining room, family room and kitchen.
- (b) Roofs shall be hipped or gabled and overhangs are preferred. Roofs shall have a slope no less than 4:12 and no greater than 8:12.
- (c) Rooftop mechanical equipment, including satellite dishes and antennas, shall be screened and the screen integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain fences, screens, or boxes are not acceptable.
- (d) All facades of a building shall be treated with the same degree of design detailing as described in this section and the previous section on Form and Scale.
- (e) Buildings shall typically have overhanging eaves and recessed openings, which both protect a building’s materials from weather and reinforce pedestrian scale.
- (f) Front doors or common vestibules shall face a street or a courtyard that provides a publicly accessible and direct walkway to a street. Such courtyards shall be landscaped, shall generally exclude vehicles, and shall be visible from a street where feasible. Accessory buildings are exempt.
- (g) Roof features, such as solar collectors, shall be designed and placed in a manner that is compatible and harmonious with the roof slope and overall architectural character of the building.

G. MATERIAL DETAIL AND QUALITY: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. INTENT

- (a) To establish levels of material detail and quality commensurate with the desired character of streets and landscaped areas.
- (b) To encourage the construction of resource efficient buildings that utilize, to the extent practical, recycled, renewable, and/or reused construction materials.

2. GUIDELINES

- (a) All primary buildings shall incorporate materials that are durable, easily maintainable, and of a quality that will retain their appearance and value over time.
- (b) High quality, durable materials such as masonry shall be included in street facing facades. A variety of durable materials that also provide scale and detail shall be incorporated throughout all developments, particularly in locations close to pedestrian areas, and near streets and entries.
- (c) The use of brick or stone masonry veneer shall adhere to the following guidelines:
 - To give buildings an authentic appearance as opposed to a veneer-like quality, material changes shall not occur at external corners. As a general

practice, changes in materials shall not occur at exterior corners; rather, they shall occur at interior corners, as a “return” of at least two feet from an external corner, or at a change in horizontal plane such as floor lines and sills.

- Use of masonry shall be allocated to maintain an appearance of mass and closure such as continuing around an entire building base or all sides of a smaller projecting bay, rather than spread thinly across a single façade which makes its absence on other facades more evident.
 - Details such as sills, belt courses, water table courses should be used where material transitions occur across horizontal divisions.
 - Masonry shall be used to add scale and detail through patterning and relief.
- (d) Natural wood or wood paneling shall not be used as a principle exterior wall cladding system. Durable synthetic materials with the appearance of wood may be acceptable.



H. ENERGY CONSERVATION AND ENVIRONMENTALLY FRIENDLY DESIGN

1. INTENT

- (a) To promote the use of energy conservation measures to achieve building design sensitive to environmental conditions.

2. GUIDELINES

- (a) Building design shall include construction techniques and technologies which incorporate energy and water conservation measures. The use of green building techniques shall include, but are not limited to, the following:
- Energy efficient construction or use of energy efficient components such as, but not limited to, low-E windows, higher than normal R-values for insulation, highly efficient heating ventilation and air conditioning systems (HVAC), efficient lighting systems, etc;
 - Passive solar design;
 - Solar hot water heating;
 - Photovoltaic solar panels.

I. BUILDING ACCESSIBILITY

1. INTENT

- (a) To promote creative design options above and beyond Federal Americans with Disabilities Act accessibility criteria.

2. GUIDELINES

- (a) The building design shall include accessibility options to those with disabilities including, but not limited to physical disabilities, vision and hearing.
- (b) The site shall include accessible routes connecting to sidewalks and other non-vehicular systems.

SECTION IV - LANDSCAPE ARCHITECTURAL DESIGN

(See Section 26-19-5 of the Lafayette Code of Ordinances for additional criteria)

1. OVERALL LANDSCAPE OBJECTIVES AND INTENT

- (a) The overall landscape of the design guidelines is to provide a framework for landscape development in order to foster a compatible, water-conserving landscape statement which will be consistent throughout the development.

2. GUIDELINES

- (a) Plantings along streets, at monument signs, and at other key locations shall be designed using a plant palette and design approach as defined in these guidelines.
- (b) Each owner or occupant shall be responsible for the construction, installation and maintenance of functional and aesthetically suitable landscaping in each development. In addition, each development shall be further subject to the landscaping requirements of the City's Development and Zoning Code. To the extent there is a conflict between the Development and Zoning Code and these guidelines, the more restrictive shall govern.

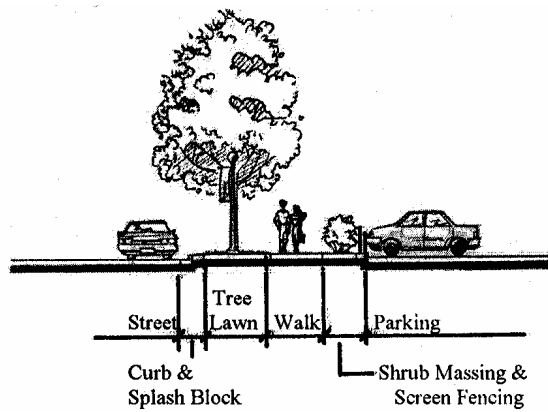
A. STREETSCAPE - (See Section I for cross reference.)

1. INTENT

- (a) Streetscapes are a critical element in the development of a commercial project. Generally, streetscapes shall include a variety of street trees, lawn trees, ornamental trees, shrubs and perennial plants.

2. GUIDELINES

- (a) Streetscape requirements will be addressed in the Preliminary/Final Plan review or during the Site Plan/Architectural Review process.
- (b) Streetscapes shall be planted with a variety of trees, shrubs and perennials, with a drought-resistant turf grass, such as turf-type tall fescue.
- (c) Streetscape plantings shall be irrigated.
- (d) Drought-resistant turf grass shall be planted and all landscape areas shall be irrigated.
- (e) Non-interference With Traffic - In no event shall landscaping create a hazardous condition by blocking drivers' view of oncoming traffic. See Section 26-14-16 of the Development and Zoning Code for specific information regarding sight vision clearance areas.
- (f) Sidewalks shall be detached, wherever possible, to create tree lawns along major streets. All sidewalks shall be a minimum of 5 feet in width. Where multi-use sidewalks are proposed the sidewalk shall be a minimum of 8 feet in width. (See Section I.F.2(d) for additional criteria)



TYPICAL STREETSCAPE CROSS SECTIONS

B. PARKING LOT LANDSCAPE

1. INTENT

- (a) Parking areas are an integral part of the physical development of any commercial project. They need to be well planned, integrated with the circulation system and landscaped to provide visual relief and shade to these paved areas.

2. GUIDELINES

- (a) Parking areas shall have landscaped areas containing trees to provide shade and visual relief.
- (b) Convenient, safe pedestrian pathways shall be incorporated into large parking areas to connect with retail centers, entryways and transit stops.
- (c) Screen parking lots from public rights-of way and adjacent public areas with plants, berming or small, decorative masonry walls.
- (d) Coordinate the planting of parking areas with streetscape and screening of adjacent roads.



Parking lot Design

C. BUILDING SITE LANDSCAPE

1. INTENT

- (a) Development of building sites shall be consistent in landscape design to provide overall continuity to the project. Landscape treatments of the building site, parking lots and streetscape are critical elements of the site development.



BUILDING SITE LANDSCAPE

2. GUIDELINES

- (a) The property owner or occupant is responsible for installing and maintaining the landscape adjacent to the street starting at the back of the street curb.
- (b) Landscaped islands shall be installed in parking lots. Subject to the review and approval of the City of Lafayette, at the time of the Site Plan/Architectural Review, individual islands may be aggregated into bigger islands with the overall intent of softening the effect of large paved parking areas. Landscaping may include pedestrian walkways connecting bays of parking to each other or to the building.
- (c) Annual and/or perennial beds at site and building entries and other strategic points should be provided for seasonal interest.
- (d) The owner or occupant shall require that all landscaping plans be prepared by a qualified landscape architect with a professional degree and that all installations be performed by a qualified, licensed contractor.
- (e) All landscape plans shall employ context sensitive design techniques to ensure there is a natural transition between the natural and built environments.

D. FUTURE EXPANSION AREAS WITHIN DEVELOPED LOTS

1. INTENT

- (a) It is important to provide landscape maintenance of lands which are not immediately part of development. These open lands shall be kept presentable and free of weeds and debris.

2. GUIDELINES

- (a) Areas within developed lots reserved for future expansion shall be maintained in a mowed and neat condition. Parts of any site disturbed during construction shall be reseeded with a turfgrass species and irrigated until grass coverage is established.

E. IRRIGATION - (See Section 26-19-5(c)(1)(iii) of the Lafayette Code of Ordinances for Specific Irrigation Requirements)

1. INTENT

- (a) It is the intent to provide an attractive landscape development which creates a pleasing and enjoyable environment for conducting business and as a pleasant place to work and live. However, in recognition of Colorado's dry climate, where possible conserve water by using plants with low to moderate water requirements. Use efficient irrigation systems zoned so that similar exposures and plants are grouped together and avoid over spraying walks, drives and buildings. Avoid the "gravel and yucca" approach to water conservation.
- (b) All dryland landscape areas shall be irrigated sufficiently to sustain plant material.

2. GUIDELINES

- (a) All landscaped areas, including islands in parking lots, are to be automatically irrigated by an underground system providing one hundred percent (100%) irrigation coverage. The entire irrigation system must be designed and constructed in accordance with all local building code requirements.
- (b) Permanent irrigation systems shall be installed on all common areas including medians, parkways, slopes and recreation areas that are maintained by the owners association or other appropriate entity. Emphasis shall be placed on the use of low precipitation rate heads, especially in slope areas to allow maximum water efficiency under existing heavy soil conditions. Areas of separate maintenance responsibility shall be controlled by separate controllers and/or separate control valves. Clocks shall be programmed for the most efficient time and frequency of watering each area.
- (c) Approved backflow prevention devices shall be installed to service any and all sprinkler irrigation systems. Backflow prevention shall be as the City code requires. Pressure reducers shall be installed with backflow devices in cases of extreme water pressure. To minimize negative visual impacts, all automatic valves shall be installed in valve boxes and the pop-up variety of head used whenever application allows. Workmanship and materials shall conform to existing City of Lafayette codes.

- (d) All irrigation designs will be reviewed by the City prior to installation. For irrigation systems in common areas to be transferred to the owners association, as-built drawings shall be submitted to the owners association after all sprinkler system installation.

F. LANDSCAPE REQUIREMENTS/PLANT MATERIAL SELECTION

1. INTENT

- (a) The intent of the landscaping guidelines in the Development and Zoning Code and the Best Practices Manual is to encourage a variety of plant materials to be used in the landscape -- deciduous trees and shrubs, evergreen trees and shrubs, groundcovers, perennials and annuals, of various sizes. Plants and other landscape elements shall be permanent in nature.

2. GUIDELINES

- (a) When choosing plants, consider their location and mature size, as well as their growth habit and other characteristics.
- (b) All landscaping adjacent to streets and in building or parking setbacks should be turf grass combined with tree, shrub and groundcover/perennial/annual plantings. The lawn shall be established by sodding with a high quality sod blend. Establishing turfgrass by seeding should be allowed only on areas reserved for future expansion. Turfgrass establishment in the buffer area will be determined at the time of Site Plan/Architectural review.
- (c) Plant material shall be uniform in shape, in good healthy condition and well adapted to the Denver area climate zone. No species with invasive roots, such as cottonwoods or willows, shall be used. For additional plant quality requirements see the Best Practices Manual.
- (d) All plant material shall meet and generally be encouraged to exceed the minimum size and height requirements set forth in the City of Lafayette landscape requirements. Ground cover sizes and types shall be selected according to growth rate, spacing and amount of area to be covered.
- (e) At maturity, street trees shall have a minimum branching height of 8 feet from the ground base plane of the tree.
- (f) Fruiting trees shall not be planted as street trees or trees used within parking lots. All fruiting trees shall be set back 10 feet from pedestrian ways.
- (g) All landscape construction drawings shall be submitted to the City of Lafayette for review at the time of Site Plan/Architectural Review.
- (h) Landscape in areas to be maintained by or deeded to the City shall be established according to City of Lafayette standards and specifications.
- (i) Clustering of street trees is encouraged in some situations. The number of street trees provided will be equivalent to the number of street trees required by the City landscape regulations.
- (j) Short lived materials such as annual flowers should be used to accent or supplement the basic permanent landscape plan.

- (k) Where short-lived trees and shrubs are used for their faster rates of growth, these species shall be combined with slower growing, longer lived material.

G. RECOMMENDED PLANT LIST – See ‘Water Wise Landscaping/Best Practices Manual’

1. INTENT

- (a) The list of plant material found in the Water Wise Landscaping/Best Practice Manual is recommended by the City of Lafayette for planting within all landscaped areas.

2. GUIDELINES

- (a) Seeding - Drill seeding is the only acceptable method of seeding. Seed areas must be irrigated on a temporary basis until establishment, whether from a temporary irrigation system or by water truck.
- (b) Sod - Except where seeding is permitted, all proposed turf areas shall be installed as sod.

H. SOIL AMENDMENTS AND MULCHES

1. GUIDELINES

- (a) Soil Amendments - Before installing site landscape and irrigation, amend the soil as determined with current landscape installation practices. Where the soil is compacted from heavy equipment, and in equipment and materials storage areas, rip the soil before applying soil amendments. Prior to amending soil, a soils test shall be performed. Tests will be conducted that analyze the soil to determine amendments necessary for healthy plant growth and drainage.
- (b) Mulches - Mulches are advisable to insulate the soil and help control weeds. Mulches shall be one of the following, installed in a 4-inch layer (minimum) over weed control fabric.
 - Bark Mulch
 - Rock Mulch – shall be sized appropriate to the context and location

I. TIME OF INSTALLATION

1. GUIDELINES

- (a) Landscaping shall be installed according to the requirements of the City of Lafayette Development and Zoning Code, Section 26-19-5(c)(1)(vii).

J. MAINTENANCE

1. GUIDELINES

- (a) All landscaping shall be maintained in accordance with the provisions of the City of Lafayette Development and Zoning Code, Section 26-19-5(c)(1)(viii).

K. SITE FURNITURE AND AMENITIES

1. INTENT

- (a) Visual continuity within the commercial areas of the City and the specific segments of development is important. Site furniture and other amenities significantly contribute to the overall image of any commercial development. These elements shall include benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates in plazas.
- (b) The placement of public art shall be encouraged within the amenity zone where feasible.



2. GUIDELINES

- (a) Benches shall be provided near drop off areas and entryways to major buildings.
- (b) Benches shall be provided at key locations along pedestrian ways, at transit stops and plazas.
- (c) Consideration shall be given to the location of benches with respect to the ability to provide shelter from summer sun and winds and be open to direct sunlight in the winter.
- (d) Planters shall be provided in plazas areas, building entry areas, and other paved open areas to give scale to the pedestrian ways.
- (e) Waste and recycling receptacles shall be provided at building entry ways, public plazas, transit stops and near benches.
- (f) Bike racks shall be provided at public plaza spaces and major building entry ways.
- (g) Tree grates shall be provided in paved plazas and pedestrian ways to protect the tree's roots from compaction. In addition, the tree grates provide special visual interest to the pedestrian space and they prevent the tree well from being a safety hazard.

- (h) Bus shelters shall be provided at all transit stops adjacent to new commercial development in the C1 zone.
- (i) Where water features are proposed, creative designs shall be utilized to limit water waste through evaporation or other means.
- (j) Large hardscaped areas shall provide visual relief through the use of a variety of vertical articulation techniques.

L. FENCING AND SCREEN WALLS

1. INTENT

- (a) The overall intent of these design guidelines is to promote the image of the City of Lafayette as a rural high plains community. The feeling of open space and pedestrian scale development discourages the use of privacy fences and screen walls. Where privacy or service areas are required the design approach shall, where possible, provide walls and fences which are extensions of the architecture.



TYPICAL STONE WALLS

2. GUIDELINES

- (a) Solid walls and fencing shall not exceed six feet in height. Greater heights may be allowed in site-specific cases.
- (b) Solid walls and solid fencing shall not be permitted adjacent to private or public open space.
- (c) Open fencing is permitted for enclosure of special elements including swimming pools, outdoor recreation sites, accent features and full enclosure of a project for security purposes.
- (d) All solid walls and fences shall be reviewed and approved by the City. Submittal shall include the height, location, color and design of the wall or fence.
- (e) Wherever possible, walls and fences shall parallel site contours to blend with the terrain.
- (f) Walls and fences which are perpendicular to the land gradient shall be stepped and shall not drop more than 12" between panels.
- (g) Fence materials shall be appropriate to other architectural and landscape architectural design.

SECTION V – SIGNAGE

A. COMPREHENSIVE SIGNAGE PROGRAM AND DESIGN

1. INTENT

- (a) To establish comprehensive signage programs coordinating the design and placement of signage with site and architectural design objectives.
- (b) To encourage coordinated sign programs governing multiple buildings and development sites.

2. GUIDELINES

- (a) All signage is subject to the regulations of the Development and Zoning Code for the City of Lafayette.
- (b) Commercial developments with multiple tenants and /or multiple pad sites shall submit a Common Signage Plan, including both identity and directional signage. The Common Signage Plan shall be inclusive of the largest practicable project area such as subdivisions, business campuses, shopping centers, or building groups. The Common Signage Plan shall indicate the following information:
 - Proposed or allowed locations for all ground and building mounted commercial signage.
 - Computation of total maximum sign area as allowed by the Development and Zoning Code for the City of Lafayette.
 - Sign heights.
 - Proposed or permitted sign sizes, types and illumination.
 - Standards for consistency among all signs affected by the plan with regard to locations on buildings, colors/architecture and illumination.
- (c) The use of internally illuminated signs is encouraged.
- (d) Internally illuminated awnings shall not be permitted.
- (e) No advertisements shall be permitted on fences. No advertisements other than identification signs for owners and tenants shall be permitted on walls. Identification signs on freestanding walls shall be treated as wall signs for the purpose of sign regulation.
- (f) In residential areas and mixed-use developments that include residential uses, or commercial developments that abut residential uses, signage shall be located and illuminated in such a way as to avoid adverse impacts such as light or glare into residential units or yards.
- (g) Signs shall be carefully integrated with the site, landscape and architectural design context within which they are located. Size, shape and proportions shall be compatible with the size and scale of the surroundings and shall not compete with or obscure other design features of the site, landscape or structures. Signage shall be of compatible colors and materials.

- (g) The Common Signage Plan shall encourage joint identification signage and shall limit the number of freestanding monument signs to one for each street front on which the lots included in the plan have frontage.

SECTION VI – LIGHTING

1. OVERALL LIGHTING INTENT

- (a) It is important to consider lighting as an integral component of the site design. Careful lighting design is an effective tool for the creation of cohesive environments and for creating an image of sense of place. In general terms, lighting must be scaled to use and designed to be appropriate for varied applications.

A. PARKING AREA LIGHTING

1. INTENT

- (a) To light parking areas in a consistent, attractive and unobtrusive manner that minimizes off-site impacts.

2. GUIDELINES

- (a) Parking and interior drives shall be lighted to provide functional, attractive, and unified lighting system throughout the lot.
- (b) Fixtures shall be flush lens design to minimize spill light and glare onto adjacent properties. Parking area lighting adjacent to residential development shall direct the light away from residential units and limit off-site light levels.
- (c) The maximum height of parking lot light fixtures shall be:
 - 25 feet when the fixture is within 75 feet of the lot line.
 - 30 feet when the fixture is located beyond 75 feet from the lot line.
- (d) Parking area lighting shall be turned off one hour after the close of business, except as needed to provide for minimum-security levels.
- (e) Light sources shall be metal halide.
- (f) At no point shall lighting levels in parking and service areas, including service stations, exceed 8-foot candles when measured at the ground.
- (g) Parking area lighting shall complement the lighting of adjacent streets and properties and shall use consistent fixtures, source colors and illumination levels. When adjacent to pedestrian circulation and gathering areas, parking area lighting shall not overpower the quality of pedestrian area lighting.
- (h) Poles shall be placed to provide a unified, organized appearance throughout the parking area or development and shall provide even and uniform light distribution. The use of a greater number of low fixtures in a well-organized pattern is preferred over the use of a minimum number of tall fixtures.

B. ACCENT AND SECURITY LIGHTING

1. INTENT

- (a) To light building architecture and site areas so as to accentuate design features and promote security in an attractive and understated manner that minimizes off-site impacts.

2. GUIDELINES

- (a) Architectural accent lighting shall be limited to indirect lighting of architectural features only. No bare bulb or exposed neon lighting shall be used to accentuate building forms or details. Colored accent lighting is not permitted. Holiday lighting displays are exempted from restrictions on bare bulbs and colored accents.
- (b) Accent fixtures providing direct illumination shall be in character with the architectural and landscape design character of the development.
- (c) Service area lighting shall be confined within the service yard boundaries and enclosure walls. No spill-over shall occur outside the service or storage area. The lighting source shall not be visible from the street. Lights at service or exit doors shall be limited to low wattage downcast or low cut-off fixtures that may remain on throughout the night.
- (d) Building lighting shall only be used to highlight specific architectural features. Lighting of architectural features shall be designed with the intent of providing accent and interest or to help identify entry and not to exhibit or advertise buildings or their lots.
- (e) Accent lighting of landscape shall be low level and background in appearance.
- (f) Outdoor storage areas including auto and truck parking and storage shall be illuminated from poles similar to those used for parking lot lighting, but at lower illumination levels.
- (g) Security lighting shall be limited to low intensity specialty fixtures. The light source shall not be visible from the street or adjoining properties. Other wall mounted security lighting is discouraged.

C. STREET LIGHTING - PUBLIC RIGHT-OF-WAY

1. INTENT

- (a) To provide lighting that provides for safety and consistent appearance throughout the City.

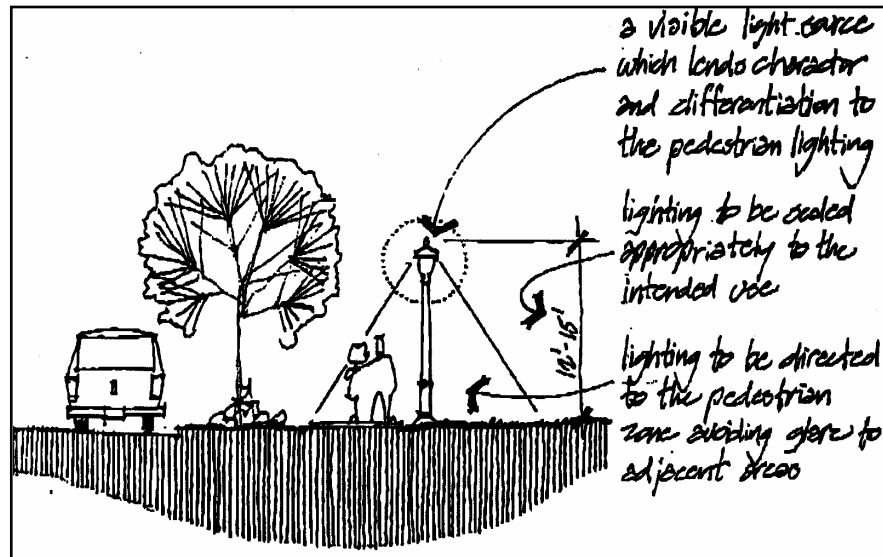
2. GUIDELINES

- (a) The spacing, location, height, fixture style, light source and level of illumination shall be subject to review by the City of Lafayette and the Colorado Department of Transportation along state highways.
- (b) All light fixtures shall be of a uniform design throughout the site.
- (c) Placement of fixtures shall provide a coordinated and organized appearance that works with placement of street trees, curb cuts, signage and other features to contribute to the overall continuity of the streetscape.

D. PEDESTRIAN LIGHTING – PUBLIC RIGHT-OF-WAY

1. INTENT

- (a) To provide consistent systems of pedestrian lighting that add to the character, aesthetic appeal and safety of a development and thereby promote greater pedestrian activity.



2. GUIDELINES

- (a) Pedestrian lighting shall use consistent fixtures, source colors and illumination levels.
- (b) To prevent glare and light pollution, light fixtures shall be downcast or low cut-off fixtures.
- (c) When pedestrian lighting is used in conjunction with street lighting, the pedestrian lighting shall be clearly distinguishable from the ambient street lighting to clearly define the pedestrian path of travel.
- (d) Light sources shall generally be metal halide, however, low wattage high-pressure sodium may be desirable in some residential settings where glare may be an issue.
- (e) Lighting shall be designed to provide even and uniform light distribution without hot spots, dark spots or glare. Lighting shall be designed to minimize dark areas that could pose a security concern near pedestrian areas. Pedestrian circulation systems shall be highlighted by visible light sources that clearly indicate the path of travel ahead.
- (f) Placement of fixtures shall provide a coordinated and organized appearance that facilitates uniform light levels and works with the placement of sidewalks, landscaping, signage, building entries and other features to contribute to the overall continuity of the streetscape and development. The use of a greater number of low fixtures in a well organized pattern is preferred over the use of a minimum number of tall fixtures.